

Attachment # 2Page 1 of 4**CITY OF TALLAHASSEE****CITY COMMISSION AGENDA ITEM****ACTION REQUESTED ON:** February 9, 2004**SUBJECT/TITLE:** Introduction of Ordinance #05-O-12 Proposed Voluntary
Annexation of 2902 Whirlaway Trail**TARGET ISSUE:** N/A**Statement Of Issue**

The owners of property located at 2902 Whirlaway Trail have petitioned the City for annexation of one residential parcel. One residential structure is located on the property. Current zoning is RP.

The City Attorney has determined that this annexation fully qualifies under the statutory requirements of Chapter 171, Florida Statutes.

The County was advised of this proposed annexation on January 14, 2005, and a copy of the annexation petition was also forwarded on that date.

Recommended Action

Option 1 – Introduce Voluntary Annexation Ordinance # 05-O-12 2902 Whirlaway Trail and set public hearing date for February 23, 2005.

Fiscal Impact

Based on the current property tax rate of 3.7 mills, this property would have generated approximately \$399 in tax revenues in 2004.

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City Manager

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Item Title: Introduction of Ordinance #05-O-12 Proposed Voluntary Annexation of 2902 Whirlaway Trail

SUPPLEMENTAL MATERIAL/Issue Analysis

History/facts & Issues

The owners of property located at 2902 Whirlaway Trail (Tax I.D #142560 AU0010) have petitioned the City for annexation of one parcel. One residential structure is located on the property. Current zoning is RP. The property is within the Urban Services Area. Approval of the annexation would support the Annexation Goals as identified in the Comprehensive Plan and the annexation strategy adopted by the City Commission.

STATEMENT OF URBAN SERVICES

I. Introduction

The purpose of this statement is to provide information on the land use compatibility and level of urban services that will be provided to the proposed annexation of property located at 2902 Whirlaway Trail.

II. Land Use

Staff has reviewed the proposed annexation of property located at 2902 Whirlaway Trail, parcel ID# 142560 AU0010. The property contains one structure with a tax-exempt value of \$25,000 and is currently within the County's RP zoning district.

Staff finds the proposal consistent with the Comprehensive Plan, subject to the following provisions of Intergovernmental Element Policy 2.1.4 being adequately met:

- The annexation is in accordance with the requirements of Chapter 172, Florida Statutes as set forth in Policy 2.1.4[I].
- The plan for each annexation, shall be provided by the City Manager to the County Administrator, the County's Growth Management Director and the County Attorney at the time that it is provided to the City Commission, but no less than six (6) days before the first reading of the ordinance. All procedures for review and comment on the annexation as set forth in Policy 2.1.4[I] shall be followed.
- The City shall provide information as to how it will provide full urban services to the area to be annexed pursuant to Policy 2.1.1 {I}.
- A description of how land use compatibility will be ensured, pursuant to Policy 2.1.4(a)[I].
- A description of how facilities will be provided and by which entity, pursuant to Policy 2.1.4(b)[I].
- A description of how the level of service standards will be maintained consistent with the Comprehensive Plan, pursuant to Policy 2.1.4 (c)[I].
- The amount of any agreed upon water and/or sewer rebate that will be due to the petitioner, pursuant to Policy 2.1.4(d)[I].

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The following is provided as additional information related to this site:

- This property is in the Residential Preservation land use category on the Future Land Use Map.
- The current Zoning on this property is RP, a county designation, which allows low density residential (one-family and residential design manufactured home dwellings are permitted). Residential density and development types are a major factor in the authorization of development approval and in the determination of the permissible density in the RP zoning district. Allowable density and development type must be consistent with any and all existing residential developments within the adjacent portions of the affected RP zoning district.
- Neighboring parcels to the south and southeast are within the city limits and are zoned RP-1.
- Staff recommends that the parcel be rezoned to the city's designation of RP-1, which is intended to preserve single-family residential character and would be consistent with the surrounding development. RP-1 allows single-family residential development at a density of no greater than 3.6 dwelling units per acre.

III. Urban Services

The level of urban services that may be provided to the area proposed for annexation will be consistent with the level provided to areas within the City.

- A. Fire Protection Service – The City provides fire protection on an area wide basis. In the corporate limits, the fire department responds to alarms within an average of four (4) minutes. This proposed area will be served by fire station 7, located at 2805 Shamrock South. The closest hydrant is approximately 645 feet away at 2927 Whirlaway Trail.
- B. Police Protection Service – Tallahassee maintains a comprehensive law enforcement program. The full range of these services will be provided to the area upon annexation.
- C. Growth Management – Staff has advised that the property should be rezoned to a corresponding city zoning district, likely RP-1, since existing adjoining properties in the city are zoned in that manner.
- D. Street Maintenance and Right of Way Service – The roadway is not being annexed, so there are no impacts to the City.
- E. Traffic Planning and Control – The maintenance of street signs, pavement markings, and traffic signals on city-owned streets will be assumed by the City upon annexation.
- F. Street Lighting – Tallahassee has a comprehensive program for the installation and maintenance of streetlights. The cost for installation of streetlights is approximately \$400.
- G. Parks and Recreation Services – The City provides a comprehensive Parks and Recreation program and system of parks for its citizens. This parcel would be served by the 71 acre AJ Henry Park, and the 656 acre Elinor Klapp Phipps Park, both of which offer both active and passive recreation facilities. No additional parks or facilities will be needed as a result of this annexation.

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- H. Bus Service – The City owns and operates a public transit system. Annually, a system-wide analysis is performed to evaluate bus service within all areas of the corporate limits. The nearest bus stop to these properties is approximately two and a half miles, at the intersection of Llonbladh and Raymond Diehl Roads. Additionally, the Dial-a-Ride program, a specialized transportation service for citizens who are disabled, will be extended to this area upon annexation. The Dial-a-Ride program is also available to citizens over the age of 60 on a space available basis.
- I. Electric Service – The City currently provides electric service to this area. Extension of electric service to new customers in the area will be in accordance with established policy and other utility agreements.
- J. Water and Sewer Service – A 200 foot sewer extension is required to serve this property. The Water Utility has no objection to the annexation.
- K. Gas Service – Gas service may be extended to this area if requested and after a feasibility analysis. The Gas Department has facilities adjacent to the properties requesting annexation, and has ample capacity to provide service.
- L. Stormwater Service – Stormwater services to the area will be provided at the same level as currently provided to areas within the City.
- M. Solid Waste Service – Residential solid waste service for this parcel is readily available.

Options

Option 1 – Introduce Voluntary Annexation Ordinance # 05-O-12 2902 Whirlaway Trail and set public hearing date for February 23, 2005.

Option 2 – Set another date for public hearing.

Option 3 – Do not proceed with the proposed voluntary annexation.

Recommendations

Option 1 – Introduce Voluntary Annexation Ordinance # 05-O-12 2902 Whirlaway Trail and set public hearing date for February 23, 2005.

Attachments/References

Attachment 1 – Proposed Ordinance #05-O-12

Attachment 2 – Location Map

Attachment 3 – Annexation Petition